

BEFORE THE BOARD OF ZONING ADJUSTMENT, D.C.

PUBLIC HEARING - November 8, 1972

Application No. 11150 - Haskell Small, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried, with Messrs. Hatton and Mackey absent, the following Order of the Board was entered at the meeting of December 12, 1972.

EFFECTIVE DATE OF ORDER - February 5, 1973

ORDERED:

That the application for permission to continue parking lot for a period of five (5) years at 1114- 13th Street, N.W., lot 852, Square 247, be CONDITIONALLY GRANTED.

FINDINGS OF FACT:

1. Subject property, located at 1114 13th Street, N.W., is in an SP District. Pursuant to Section 4101.41 of the Zoning Regulations, the record owner is obligated to request the Board's permission every five years before owner will be authorized to continue operating in a Special Purpose District.

2. The parking lot is utilized as a commercial parking lot and the record leasee is Atlantic Garages.

3. The Department of Highways and Traffic on July 11, 1972, submitted a letter to the Board in which they offered no objection to the continued use of this lot as a public parking lot for a period of five (5) years.

4. No opposition to the application herein was voiced at the public hearing, nor were any letters in opposition submitted to the file for the Board's consideration.

OPINION:

We are of the opinion that the continuance of this parking lot will not create any dangerous or otherwise objectionable traffic conditions. The present character and future development of the neighborhood will not be adversely affected. The lot is reasonably necessary and convenient to other uses in the vicinity.

This Order shall be subject to the following conditions:

a. Permit shall issue for a period of five (5) years but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.

b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.

c. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.

d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

g. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.

h. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

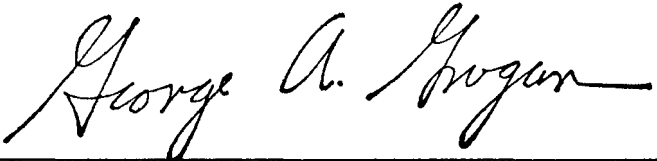
i. Landscaping plans must be approved by the Department of Highways and Traffic.

j. Use of this lot is restricted to private automobiles. No commercial vehicles or trucks.

No permit shall be issued until all conditions of this Order are met and complied with and further, the Board reserves the right to direct revocation of permit upon proper showing that any terms or conditions of this Order have been violated.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED

By 

GEORGE A. GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.